

ARLINGTON COUNTY, VIRGINIA
BOARD OF EQUALIZATION MINUTES

July 22, 2020
APPROVED

Members Present: Mary P. Dooley – Chair
Jose Penaranda – Secretary
Mary Hogan
Mark Yates Sr
Ken Matzkin
Barnes Lawson
Gregg Hoffman

Members Absent:

Staff Present: Robert Peralta, Commercial Appraiser, Christopher Chikes, Commercial Appraiser, and Richard Millman, Department of Real Estate Assessments Director.

Live Broadcasting and IT: David Wood, Cable Program Producer for Arlington County

I. Call to Order

The meeting was called to order at 9:00 a.m., by Chairman Mary Dooley in a Virtual Microsoft Team Meeting that was live streamed on the web and County’s cable channel, on Comcast 25 & 1085 and Verizon FiOS 39 & 40.

II. Case Hearings

In the interest of protecting confidential information in the commercial hearings, the appellant presentations and Q&A were closed, while the Board’s decision remained open.

CASE 20-146 *Post Apartment Home LP/St Retail, Inc. (Federal Realty Investment Trust)*

1101 S Joyce St.
RPC: 35-005-031

Ross Litkenhous represented the owner and presented the case before the Board.

Ross Litkenhous informed that he had reached an agreement to accept the County’s revised assessment value of \$357,194,100.

Chris Chikes, Arlington County commercial appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$380,666,400 to \$357,194,100. The county recommended that the Board confirm the assessed value of \$357,194,100.

Decision and Rationale: Mary Dooley moved to reduce the county’s revised assessment of \$357,194,100. Mary Hogan seconded. The motion passed, unanimously, 7-0 to confirm the county’s revised value of \$357,194,100. The rationale was based on the appellant accepting the County’s recommendation.

CASE 20-169 *Colonial Village Shopping Center LC*

1720 N Quinn St.
RPC: 16-025-014

Tracy Themak represented the owner and presented the case to the Board. Ms. Themak requested the Board for a deferral. This case will be called again at the end of the BOE hearings. Request was denied by the Board, and RPC 16-025-014 was heard as the last case.

Christopher Chikes Arlington County commercial with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board confirm the county's assessment of \$5,550,100.

Decision and Rationale: Mary Dooley moved to confirm the county's assessment of \$5,550,100. Mary Hogan seconded. The motion passed unanimously, 7-0, to confirm the county's assessed value of \$5,550,100. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-142 *Standard Foundation Park, Shirlington LLC*

4501 31st St. S
EU2900102A
RPC: 29-003-009 & 29-018-003

Jeremy Chitlik represented the owner Steven Kahn and presented the case to the Board.

Chris Chikes, Arlington County commercial appraiser with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment resulted in a reduction from \$63,847,300 to \$52,025,000. The county recommended that the Board confirm the revised assessment of \$52,025,000.

Decision and Rationale: Mary Dooley moved to reduce the county's revised assessment to \$47,146,900. Mary Hogan seconded. The motion passed unanimously, 7-0, to reduce the county's revised value to \$47,146,900. The rationale was based on averaging the expenses from column C and column E.

CASE 20-61 *The Carrier Family Limited, Liability Company*

505 18th St. N
RPC: 35-011-001

Rebecca Miller and Jeremy Chitlik represented the owner and presented the case to the Board.

Christopher Chikes Arlington County commercial with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board confirm the county's assessment of \$74,608,200.

Decision and Rationale: Jose Penaranda moved to reduce the county's assessment to \$73,500,000. Carnes Lawson seconded. The motion passed unanimously, 7-0, to reduce the county's assessed value to \$73,500,000. The rationale was based on the purchase price of the property.

CASE 20-141 *Liberty Center I*

875 N Randolph St.
RPC: 14-044-260

Ilene Boorman represented the owner and presented her case to the Board.

Rob Peralta Arlington County commercial with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board confirm the county's assessment of \$152,345,400.

Decision and Rationale Mary Dooley moved to confirm the county’s assessment of \$152,345,400. Ken Matzkin seconded. The motion passed, unanimously 7-0, to confirm the county’s assessed value of \$152,345,400. The rationale was based on the lack of compelling evidence to make a change.

CASE 20-73 Crystal Plaza No. 1

2001 S Clark St.
RPC: 34-020-267

Ilene Boorman represented the owner and presented her case to the Board.

Rob Peralta Arlington County commercial with the Department of Real Estate Assessments presented the case for the county. After a review of the assessment, the county recommended that the Board confirm the county’s assessment of \$28,617,200.

Decision and Rationale Gregg Hoffman moved to reduce the county’s assessment to \$28,316,400. Barnes Lawson seconded. The motion passed, 6-1, to reduce the county’s assessed value to \$28,316,400. Jose Penaranda was the dissenting vote. The rationale was based on reducing the effective age to 1974.

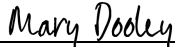
III. Other Business

IV. Minutes

V. Recess Meeting

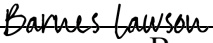
There being no further business the meeting was recessed at 11:03 a.m. until July 28, 2020

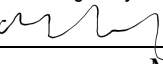
Minutes by: Rosa I. Torres

DocuSigned by:

9CA83DE685F04BA Mary P. Dooley

DocuSigned by:


C5FB90941B3640 Jose Penaranda

DocuSigned by:

55F6E9D3B9914D Barnes Lawson

DocuSigned by:

8A57B5D619034B3 Mary Hogan

DocuSigned by:

4C8FD98799C143E Greg Hoffman

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EA8D8639604243E Mark Yates Jr.

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578D9B18CA0F4BE Ken Matzkin